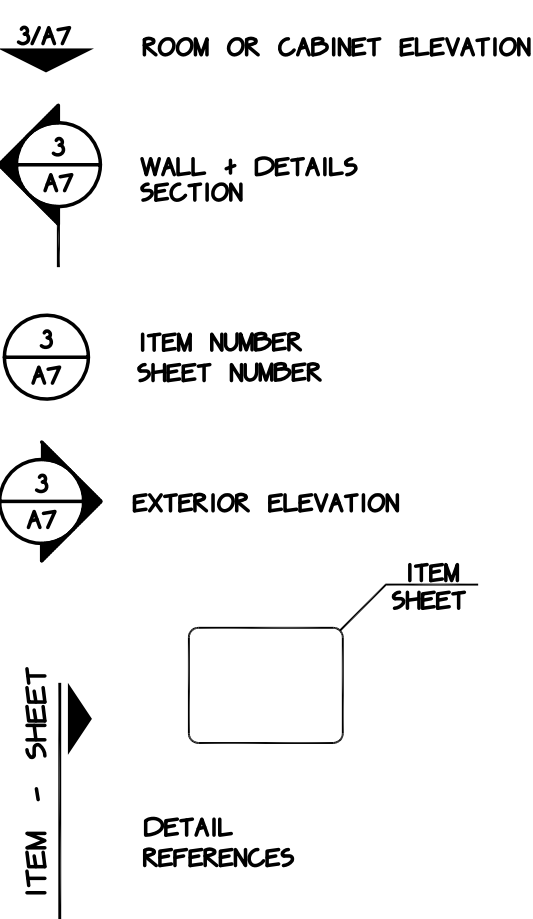


Symbol Legend

106	ROOM NUMBER
1	DOOR NUMBER
X	WINDOW MARK
X	COLUMN LINE

F.E.	FIRE EXTINGUISHER
F.D.	FLOOR DRAIN
F.S.	FLOOR SINK
H.D.	HUB DRAIN
LAV.	LAVATORY
M.T.	METAL THRESHOLD
S.S.	SERVICE SINK
W.C.	WATER CLOSET
W.H.	WATER HEATER

Detail References



Drawing Index

T1	TITLE SHEET / CODE INFORMATION
	MORTGAGE PLOT PLAN
D10	DEMOLITION PLANS
A10	PROPOSED PLANS
A20	EXISTING + PROPOSED ELEVATIONS
A21	EXISTING + PROPOSED ELEVATIONS

Building Code Information

CONSTRUCTION TYPE: 5B

EXISTING USE: 2 FAMILY DWELLING

PROPOSED USE:  
BUSINESS USE ON THE FIRST FLOOR  
R-3 ON SECOND AND THIRD FLOORS

CODE REFERENCES:  
MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION  
MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

Abbreviations

ACT	ACOUSTICAL CEILING	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
BOT	BOTTOM	MEZZ	MEZZANINE
CJ	CONTROL JOINT	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
COL	COLUMN	MTL	METAL
CONC	CONCRETE	NO(S)	NUMBER(S)
CONT	CONTINUOUS	NTS	NOT TO SCALE
CPT	CARPET	OC	ON CENTER
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
DIA	DIAMETER	OPP	OPPOSITE
DIM	DIMENSION	P LAM	PLASTIC LAMINATE
DTL	DETAIL	PLWD	PLYWOOD
EA	EACH	QT	QUARRY TILE
EJ	EXPANSION JOINT	R	RISER
ELEV	ELEVATION	RM	ROOM
ELECT	ELECTRICAL	RO	ROUGH OPENING
EQ	EQUAL	SD	SMOKE DETECTOR
EQPT	EQUIPMENT	SIM	SIMILAR
EWG	ELECTRIC WATER COOLER	SPEC	SPECIFICATIONS
EXIST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	STL	STEEL
FA	FIRE ALARM	STRUCT	STRUCTURAL
FD	FLOOR DRAIN	T	TREAD
FE	FIRE EXTINGUISHER	TPD	TOILET PAPER DISPENSER
FEC	FIRE EXTINGUISHER CABINET	TYP	TYPICAL
FRT	FIRE RETARDANT TREATED	VCT	VINYL COMPOSITION TILE
GA	GAGE, GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VEST	VESTIBULE
GC	GENERAL CONTRACTOR	W/	WITH
GL	GLASS	W/O	WITHOUT
GPDW	GIPSUM BOARD	WC	WATER CLOSET
HC	HANDICAPPED	WD	WOOD
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HORIZ	HORIZONTAL	SYMBOL	ABBREVIATIONS
HT	HEIGHT	∠	ANGLE
ID	INSIDE DIAMETER	CL	CENTERLINE
INSUL	INSULATION	PL	PLATE
INT	INTERIOR	Ø	DIAMETER
JT	JOINT	φ	DIAMETER

70 Broadway St  
Somerville, MA

Zoning Information

Story	Existing Gross	Existing Net	Proposed Gross	Proposed Net
B	0	0	0	
1	818	679	899	679
2	918	821	983	821
3	766	704	832	704
TOTAL SF		2502	2204	2714
Lot Area		1968		1968
FAR		1.27		1.38

Category	Current Zoning Code Requirem	Existing Structure	Proposed Structure
District	District CCD 45, abuts District RB at Rear	District CCD 45, abuts District RB at Rear	District CCD 45, abuts District RB at Rear
Uses	Allowed uses include Small Retail and Service and Residential	2 Family Residence	Mixed Use: 1 residential dwelling unit and Small Retail and Service (679 net SF)
Lot Size	Minimum N/A	1968 sf	existing
Min. lot area per dwelling unit	750 sf per unit	984 sf per dwelling unit	1968 sf per dwelling unit
Ground Coverage	80% max.	52%, 1027 sf	56%, 1100 sf
Landscaped area, % of lot	10% minimum	0%	Existing
FAR	2.5 FAR Allowed	1.27 FAR existing	1.38 FAR proposed
Height in Stories	Maximum N/A	3 stories	Existing
Height in feet	45' 15' Upper Level Setback at Tapering Height of 35' from property line abutting residential district	34'-0" +/- from average grade to deck line*	Existing
Front Yard Setback	N/A	2' +/- *	Existing
Side Yard Setback	N/A	1' +/- West side,* 3' +/- East side*	Existing
Rear Yard Setback	20' setback where abutting residential district. Projections allowed up to 1/4 of setback. 10 ft vegetative setback at rear where abutting residential district	20'-2" +/- to house.* 13'-10" +/- to enclosed second story porch.* No vegetative setback exists.	17'-2" +/- to proposed stair.* Building setbacks are existing to remain.
Minimum frontage	30 ft	30 ft	existing
Parking	1 space required per dwelling unit 1 space required per 1500 net SF for Small Retail and Service	1 existing space, 2 spaces required for two dwelling units	1 existing space, 2 spaces required: 1 space for retail & service (679 net SF) 1 space for one dwelling unit (1525 net sf)

ARCHITECT:

CENTREPOINT  
ARCHITECTS

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somerville, ma 02143 t:617.718.9707

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Broadway

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Somerville, MA 02145

Permit

No.	ISSUE	DATE
01	Preliminary Design	03.13.17
02	Permit	03.17.17
03	Revision	05.04.17

PROJECT #:  
10417

DRAWING TITLE:  
Title Sheet

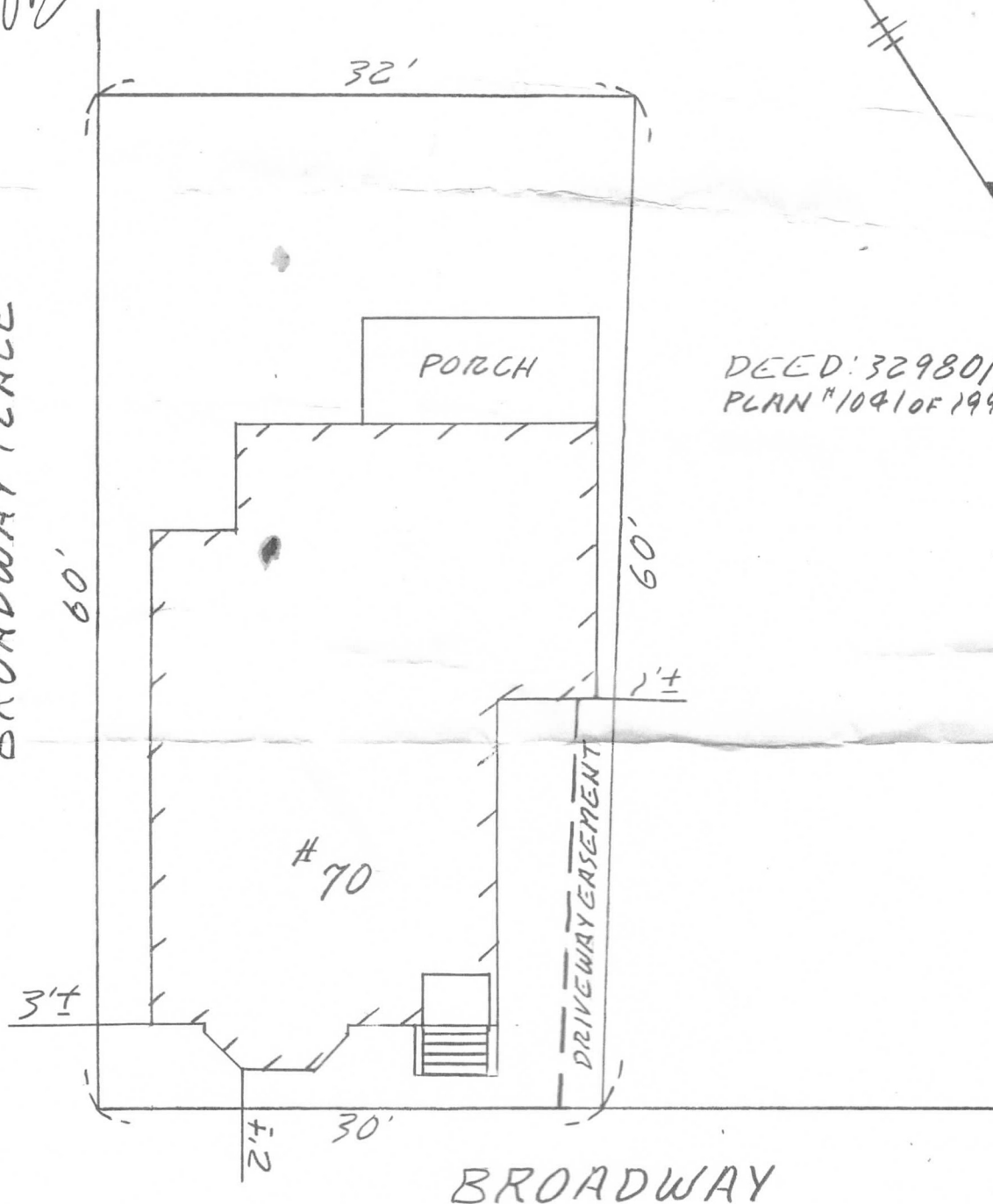
T1

# MORTGAGE INSPECTION PLAN

SULLIVAN SURVEY  
P.O. BOX 2513  
WOBURN, MA. 01888-0913  
TEL. (781) 944-8750  
FAX (781) 942-2437



BROADWAY PLACE



DEED: 32980/49  
PLAN #1041 OF 1994

THIS TAPE SURVEY, CERTIFICATION & MORTGAGE INSPECTION PLAN ARE  
MADE FOR THE USE OF FIRST FRANKLIN  
FOR MORTGAGE PURPOSES ONLY

BASED ON MY KNOWLEDGE, INFORMATION & BELIEF, I CERTIFY THAT THE  
BUILDING [S] CONFORM [S] TO THE ZONING BY-LAWS [DIMENSIONAL  
REQUIREMENTS] OF THE TOWN/CITY OF SOMERVILLE MASSACHUSETTS

THE STRUCTURE [S] IS/ARE NOT IN THE SPECIAL FLOOD HAZARD AREA AS  
SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF THE  
TOWN/CITY OF SOMERVILLE MASSACHUSETTS

COMMUNITY PANEL NUMBER 250214  
FLOOD INSURANCE RATE MAP EFFECTIVE DATE / REVISED 7/17/1986

TOWN / CITY

SOMERVILLE

DATE

8/2/2002

REGISTRY REFERENCE

MIDDLESEX

SCALE

1 IN. = 10'



# 70 Broadway

70 Broadway  
Somerville, MA 02145

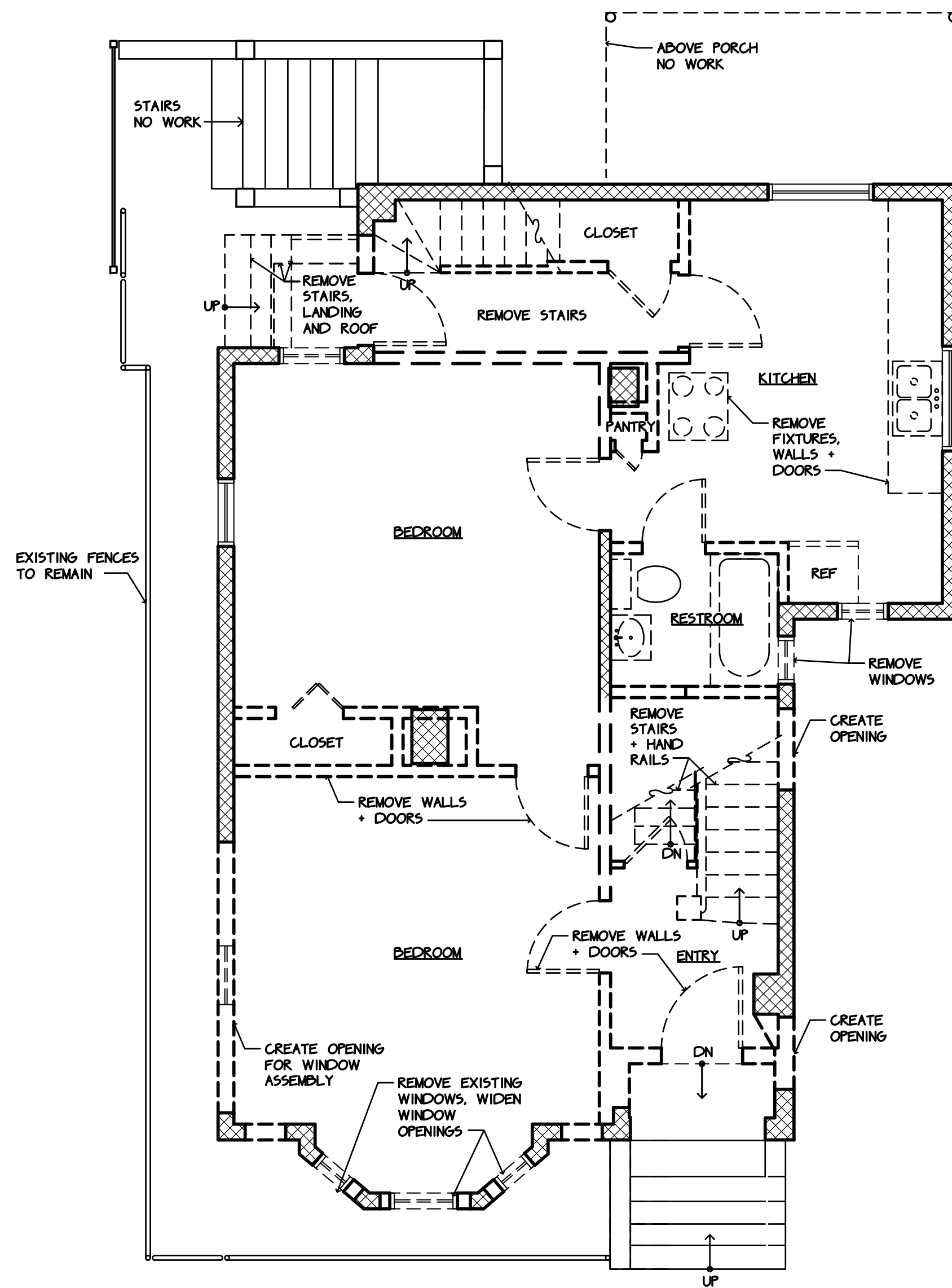
## Permit

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01	Preliminary Design	03.13.17
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03	Revision	05.04.17

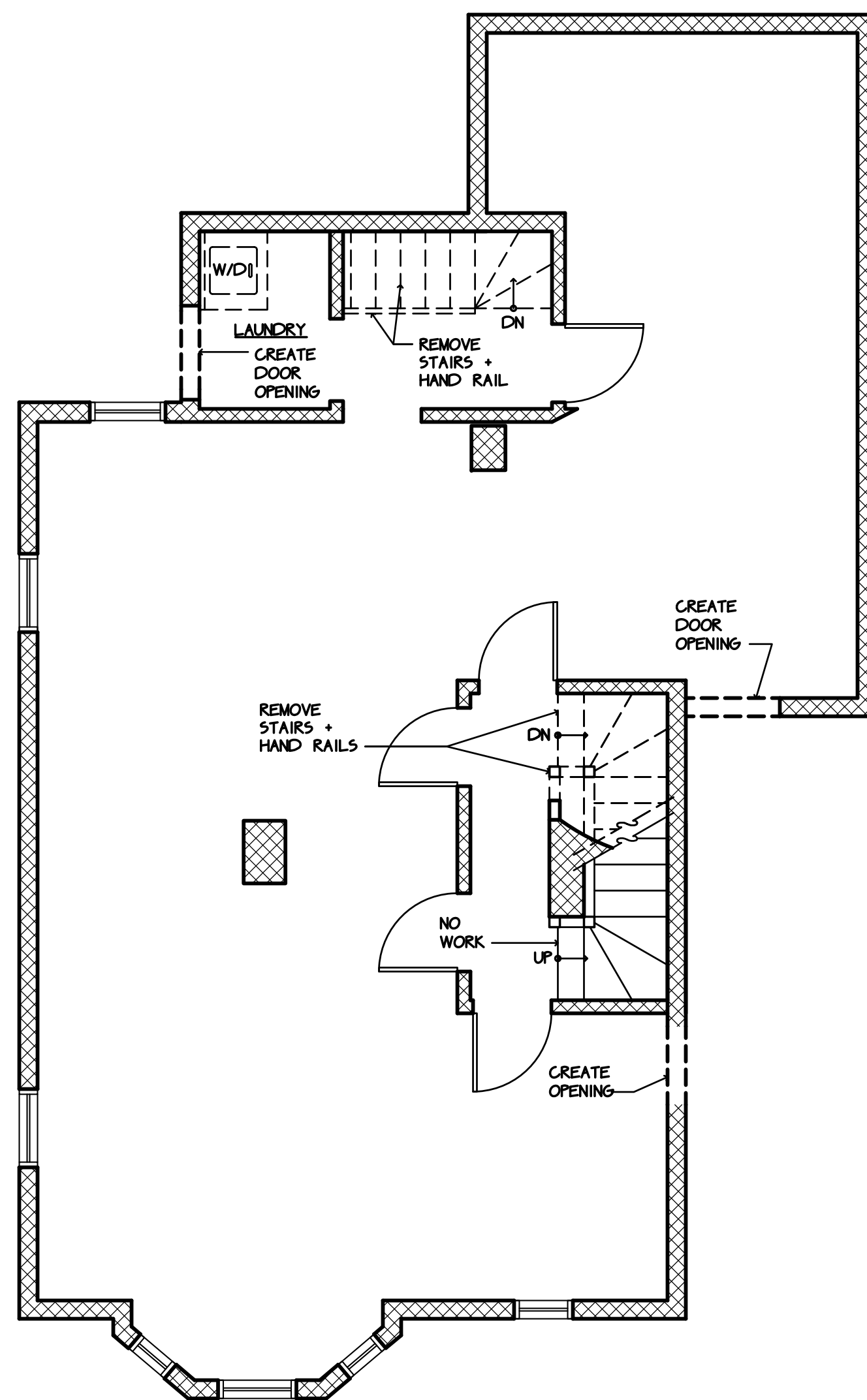
PROJECT #: 10417

DRAWING TITLE:  
Demolition Plans

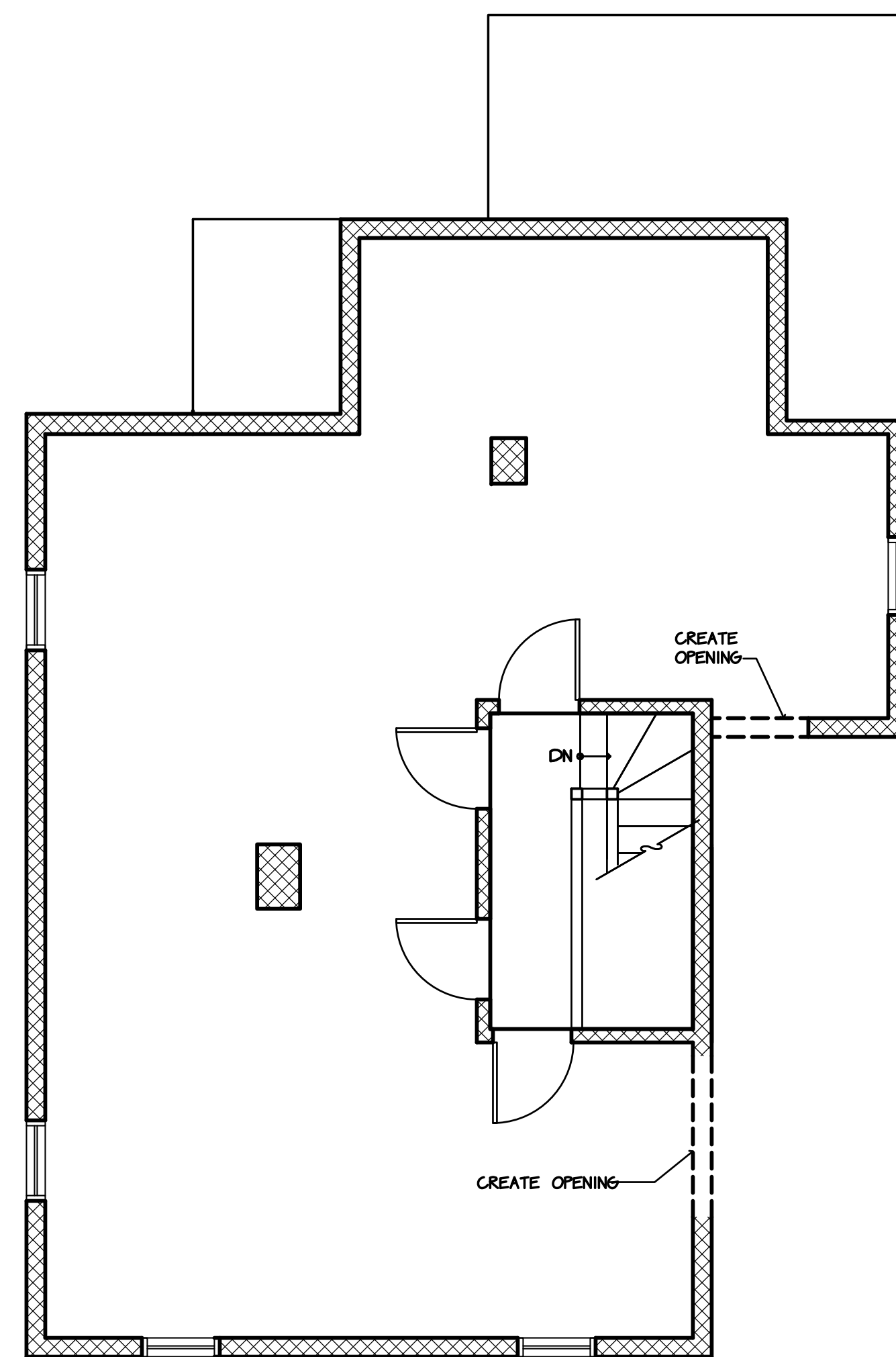
D1.0



1 First Floor Demolition Plan  
Scale: 1/4" = 1'-0"

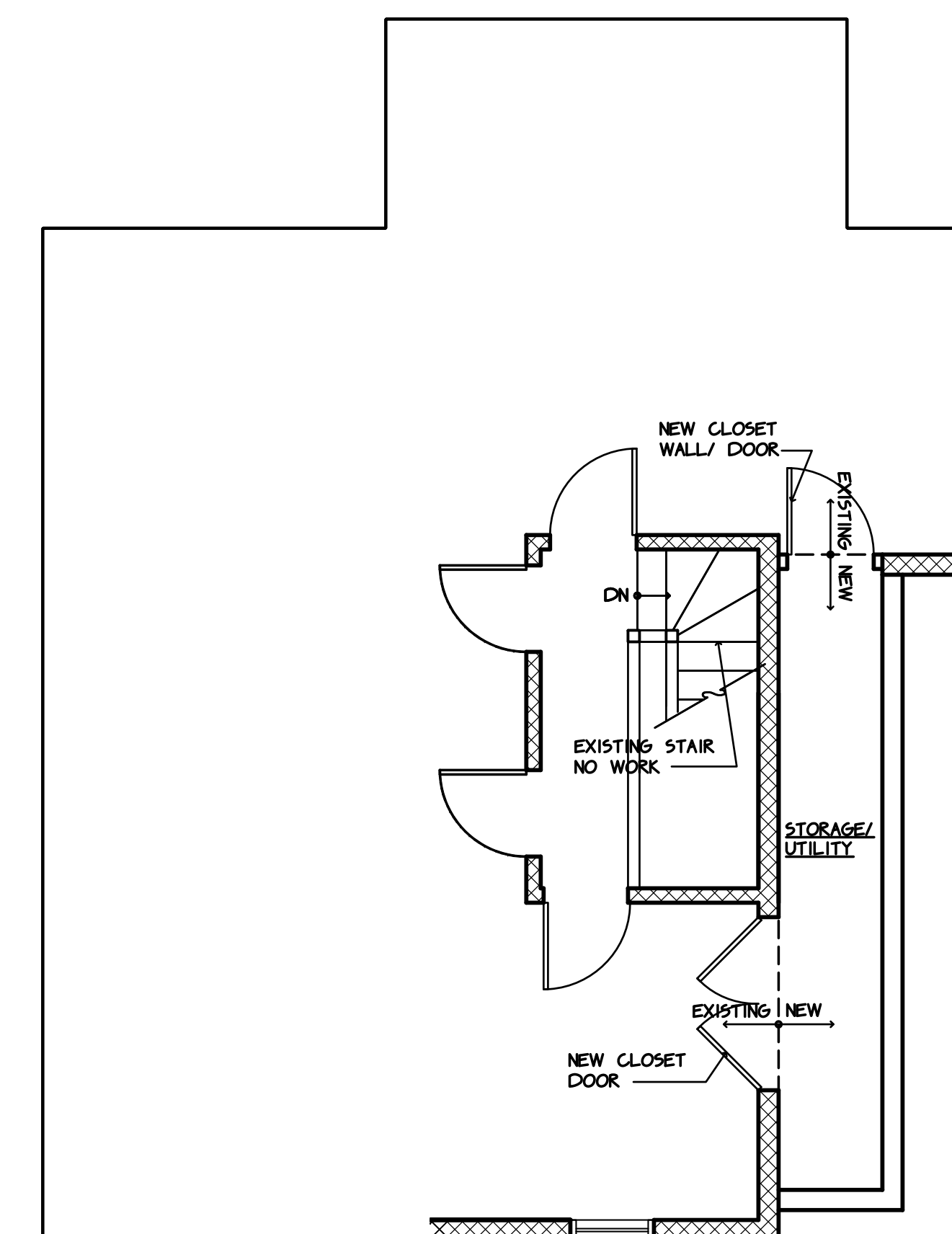
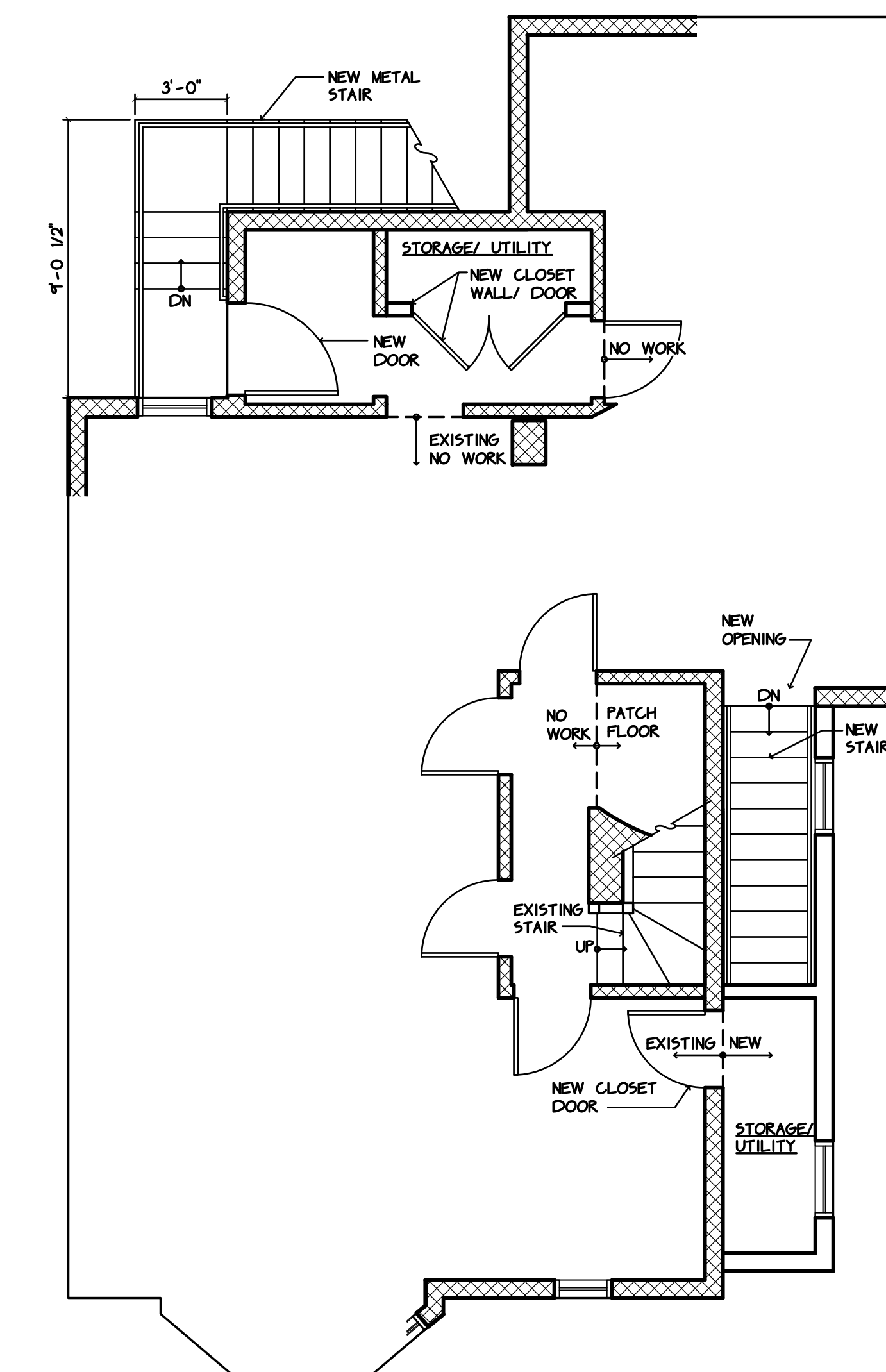
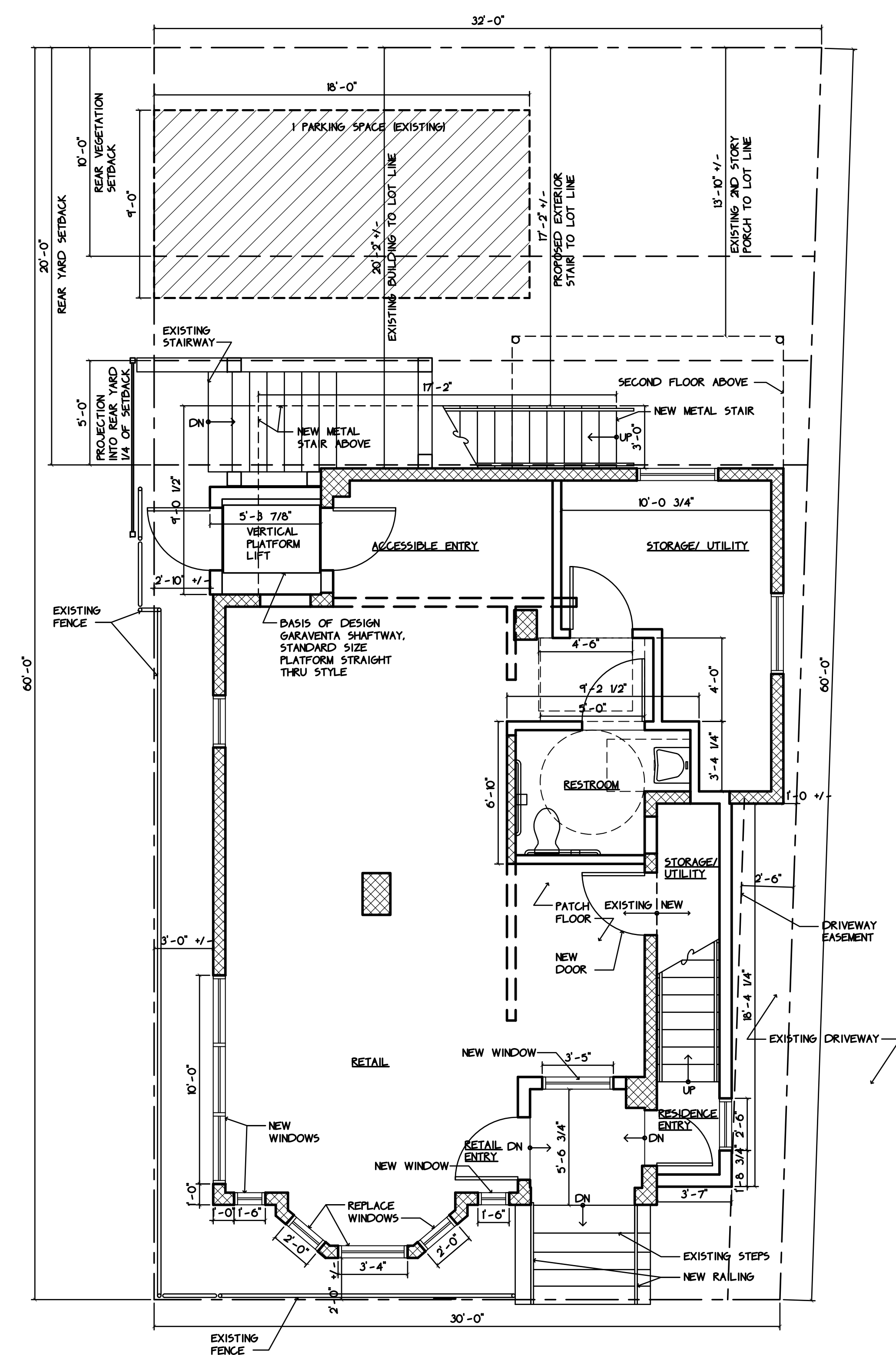


2 Second Floor Demolition Plan  
Scale: 1/4" = 1'-0"






3 Third Floor Demolition Plan  
Scale: 1/4" = 1'-0"

**LEGEND**  
— NEW WALLS AND PARTITIONS  
— EXISTING WALL TO REMAIN  
--- EXISTING PARTITIONS TO BE REMOVED



### LEGEND


	NEW WALLS AND PARTITIONS
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED

ARCHITECT:

CENTREPOINT  
ARCHITECTS

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03	Revision	05.04.17

PROJECT #: 10417

**DRAWING TITLE:**  
Proposed Plans

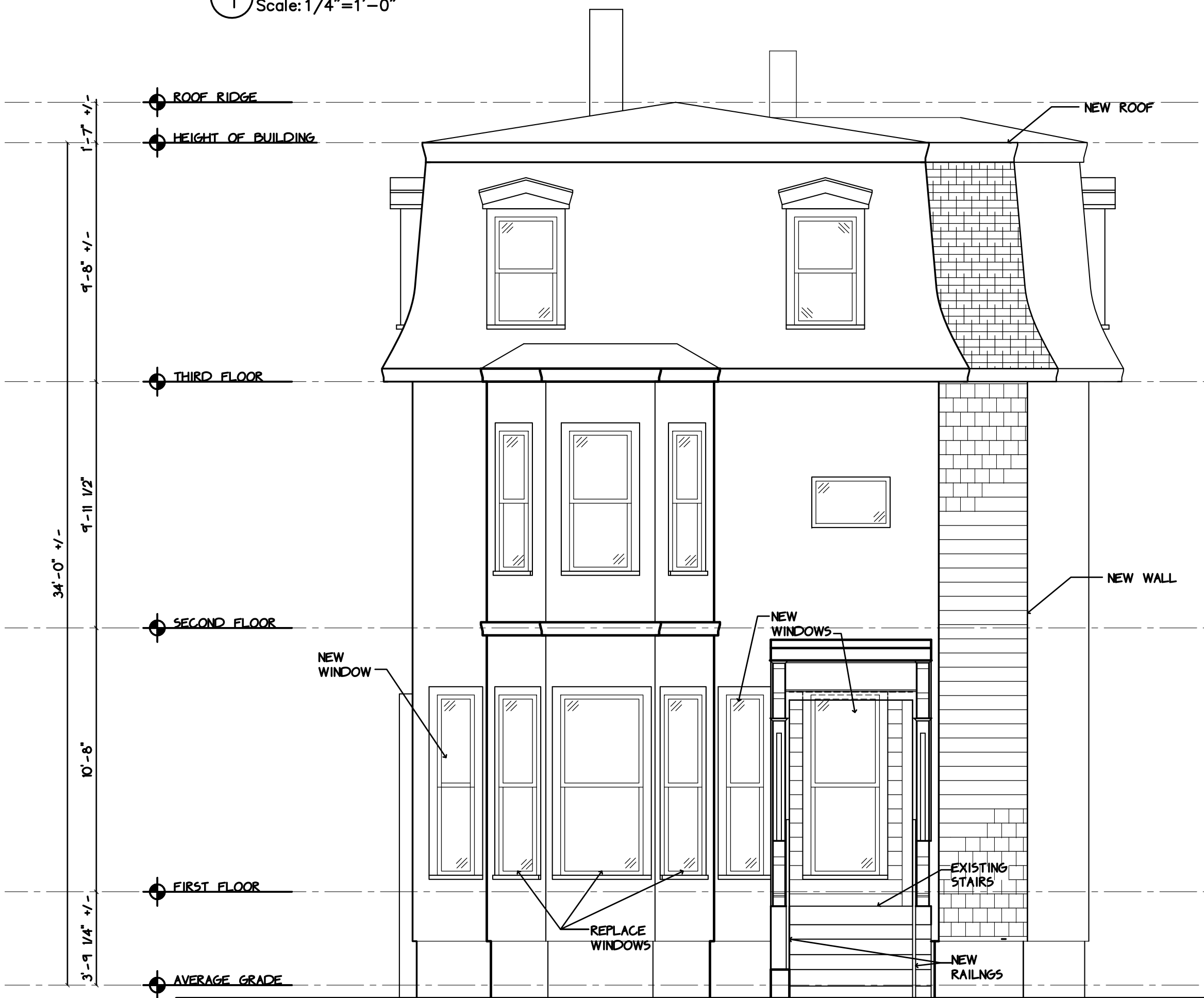
A1.C



① Existing North Elevation  
Scale: 1/4" = 1'-0"



② Existing West Elevation  
Scale: 1/4" = 1'-0"



③ Proposed North Elevation  
Scale: 1/4" = 1'-0"



④ Proposed West Elevation  
Scale: 1/4" = 1'-0"

ARCHITECT:

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ARCHITECTS

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03	Revision	05.04.17

PROJECT #: 10417

DRAWING TITLE:  
Existing + Proposed Elevations

A2.0





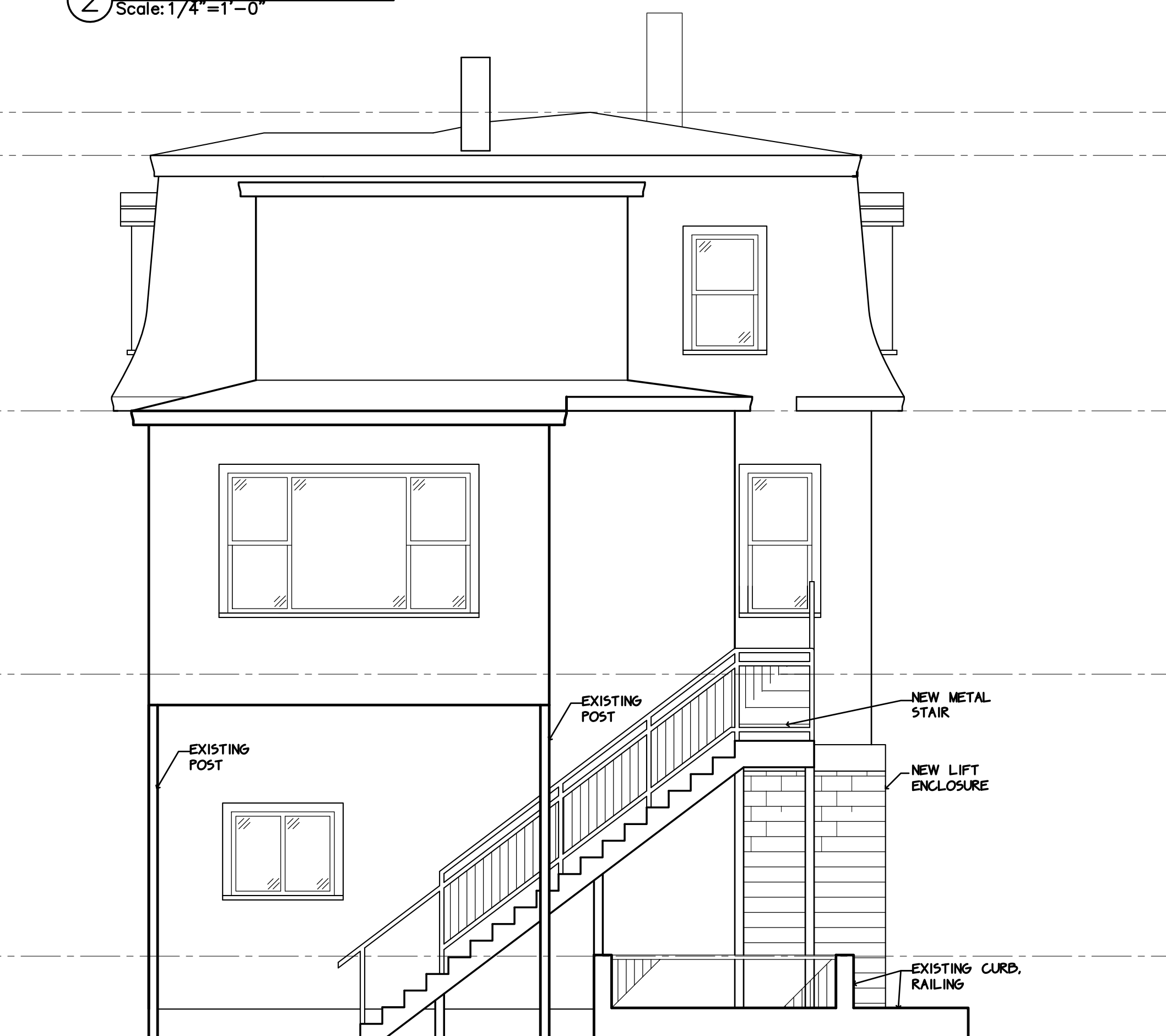
① Existing East Elevation  
Scale: 1/4" = 1'-0"



② Existing South Elevation  
Scale: 1/4" = 1'-0"



③ Proposed East Elevation  
Scale: 1/4" = 1'-0"



④ Proposed South Elevation  
Scale: 1/4" = 1'-0"

ARCHITECT:

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02	Permit	03.17.17
03	Revision	05.04.17

PROJECT #: 10417

DRAWING TITLE:  
Existing + Proposed Elevations

A2.1